



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 19-00298

Community Redevelopment Agency 6/10/2019

ACTION ITEM

SPONSOR: Jewel Cannada Wynn, Chairperson

SUBJECT:

EXTENSION OF CONSTRUCTION COMMENCEMENT DEADLINE -- HAWKSHAW
REDEVELOPMENT (9TH AND ROMANA)

RECOMMENDATION:

That the Community Redevelopment Agency (CRA) grant an extension of the deadline for commencement of construction for the Hawkshaw redevelopment project at 9th and Romana, by Hawkshaw Redevelopment Group, LLC. from June 30, 2019 to September 30, 2019. Further, that the CRA Chairperson be authorized to execute all necessary documents.

SUMMARY:

On September 11, 2017, the CRA approved the proposal submitted by Robert Montgomery, LLC (Hawkshaw Redevelopment Group, LLC) for redevelopment of the property at 9th Avenue and Romana Street (Hawkshaw) and authorized staff to move forward to negotiate a development agreement.

On November 6, 2017, the CRA approved a development and sale agreement with Robert Montgomery, LLC for the development of the property. City Council approved the agreement on November 9, 2017. The property sale closed and the deed was recorded in the official records of the Escambia County Clerk of the Court on February 26, 2018. The property was sold for \$1,600,000.

Subsequent to closing on the sale of the property, it was discovered that the stormwater pipe connecting from the Technology Park to Admiral Mason Stormwater Park had been placed across the first 30' of the 9th Avenue frontage of the site. No record of easement was ever filed in the official records. This discovery resulted in a lengthy period of negotiation with Mr. Montgomery, City of Pensacola staff and CRA staff and in a de facto extension of the construction start deadline to June 30 2019.

Mr. Montgomery has been working on revisions to the project design to accommodate the easement. Under the revised design concept, the entire project is to be completed in a single phase, rather than two phases as originally approved. The new design concept increases the total number of residential units. If approved by the CRA, construction of the entire project is to be commenced by September 30, 2019.

PRIOR ACTION:

November 6, 2017 - CRA approved the development agreement/contract for sale of the Hawkshaw property to

Robert Montgomery, LLC

November 9, 2017 - City Council approved the development agreement/contract for sale of the Hawkshaw property to Robert Montgomery, LLC

May 9, 2016 - The CRA approved issuing a Request for Proposals (RFP) for one realtor from the City's list of Qualified Real Estate Professionals to market CRA-owned property.

August 9, 2016 - The CRA approved a contract with NAI/Halford for realtor services for disposition of CRA-owned properties.

December 23, 2016 - CRA staff issued a 30 day public notice of intent to dispose of CRA-owned properties and requested proposals with a January 23, 2017 response deadline.

February 6, 2017 - The CRA directed NAI Halford to release an RFP for the Hawkshaw site and appointed an evaluation committee to evaluate responses and provide a recommendation for selection of a preferred developer.

June 5, 2017 - The CRA approved the Hawkshaw Proposal Evaluation Committee recommendation to reject both responses to the Request for Proposals and directed NAI Halford to continue marketing the site.

June 6, 2017 - NAI Halford reissued the RFP for the Hawkshaw site.

May 9, 2016 - The CRA approved issuing a Request for Proposals (RFP) for one realtor from the City's list of Qualified Real Estate Professionals to market CRA-owned property.

August 9, 2016 - The CRA approved a contract with NAI/Halford for realtor services for disposition of CRA-owned properties.

December 23, 2016 - CRA staff issued a 30 day public notice of intent to dispose of CRA-owned properties and requested proposals with a January 23, 2017 response deadline.

February 6, 2017 - The CRA directed NAI Halford to release an RFP for the Hawkshaw site and appointed an evaluation committee to evaluate responses and provide a recommendation for selection of a preferred developer.

June 5, 2017 - The CRA approved the Hawkshaw Proposal Evaluation Committee recommendation to reject both responses to the Request for Proposals and directed NAI Halford to continue marketing the site.

June 6, 2017 - NAI Halford reissued the RFP for the Hawkshaw site.

August 10, 2017 - The Proposal Evaluation Committee recommended that the CRA approve the proposal from Robert Montgomery as the top ranking proposal for purchase and development of the Hawkshaw site.

September 11, 2017 - The CRA approved the proposal submitted by Robert Montgomery as the top ranking proposal for purchase and development of the property at 9th Avenue and Romana Street (Hawkshaw) and authorized staff to bring back a development agreement for CRA approval.

October 12, 2017 - City Council scheduled a Public Hearing on the proposed sale for November 9, 2017.

February 26, 2018 - Deed for sale of Hawkshaw property to Hawkshaw Developers, LLC filed in Escambia County Official Records.

FUNDING:

N/A

FINANCIAL IMPACT:

N/A

CITY ATTORNEY REVIEW: Choose an item.

[Click here to enter a date.](#)

STAFF CONTACT:

M. Helen Gibson, AICP, CRA Administrator
Victoria D'Angelo, Assistant CRA Administrator

ATTACHMENTS:

- 1) Request for Approval of Revised Plans and Construction Start Deadline Extension
- 2) Revised Site Plan
- 3) Revised Exterior Elevations
- 4) Revised Project Phasing and Timeline

PRESENTATION: Yes